



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-097673-23

In the matter of: 1800 Baseline Road, Ottawa, Ontario, K2C 3N1

Between: Minto Multi-Res Inc 1, LP Landlord

And

Refer to attached Schedule 2 Tenants

Minto Multi-Res Inc 1, LP (the 'Landlord') applied for an order permitting the rent charged to be increased by more than the guideline for one or more of the rental units in the residential complex.

A Case Management Hearing took place by videoconference on January 22, 2026.

The following parties attended the hearing on behalf of the Landlord: the Landlord's representative, David Lyman and the Landlord's agent Kira Simper.

The following tenants attended the hearing: Mariam Ahmed, and Jane De Laat.

The Certificate of Service filed by the Landlord on January 9, 2026, indicates that some rental units listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing these rental units. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following units: 102, 104, 109, 208, 308, 408, 413 and 421.

As per the Landlord's certificate of service, a number of individual Tenants were not served with the Notice of Hearing and have been removed as parties to the application.

At the Case Management Hearing the parties agreed to the following:

1. The maximum rent increase above the guideline because of capital expenditures is 3.25%. This increase is for the following capital expenditures:
 - a. Balcony and Masonry Repairs;
 - b. Backflow Preventer;
 - c. Water Conservation Projects;
 - d. Foundation Leak Repair;
 - e. Asphalt Repairs;

- f. Heating Controls;
 - g. Electrical Repairs;
 - h. Laundry Room Flooring; and
 - i. Elevator Pit Repair.
2. Where the Landlord's application requests an increase of 2.84%, the maximum increase above the guideline for these units is 2.66%. This increase is to be taken as follows: 2.66% in the first year.
 3. Where the Landlord's application requests an increase of 2.88%, the maximum increase above the guideline for these units is 2.70%. This increase is to be taken as follows: 2.70% in the first year.
 4. Where the Landlord's application requests an increase of 2.95%, the maximum increase above the guideline for these units is 2.76%. This increase is to be taken as follows: 2.76% in the first year.
 5. Where the Landlord's application requests an increase of 3.29%, the maximum increase above the guideline for these units is 3.08%. This increase is to be taken as follows: 3.00% in the first year and 0.08% in the second year.
 6. Where the Landlord's application requests an increase of 3.33%, the maximum increase above the guideline for these units is 3.12%. This increase is to be taken as follows: 3.00% in the first year and 0.12% in the second year.
 7. Where the Landlord's application requests an increase of 3.47%, the maximum increase above the guideline for these units is 3.25%. This increase is to be taken as follows: 3.00% in the first year and 0.25 % in the second year.
 8. The weighted useful life for the capital expenditures is as specified on Schedule 3.
 9. The first effective date of the rent increase above the guideline is March 1, 2024.
 10. There is a prior Above Guideline Rent Increase (AGI) order, file number **LTB-L-004282-23** for this residential complex.
 - a. Some of the units in this current application are affected by that prior AGI order. All of the permitted rent increases in the prior AGI order have not yet been taken. As a result, there will be an overlap in the rent increases from the prior and current orders for the affected units.
 - b. For capital expenditure work done, the Landlord cannot increase the rent by more than 3% (plus the annual guideline amount) in any one year period even if there are overlapping AGI orders.
 - c. The rent increases permitted by this current order may overlap with the increases in the prior AGI order up to the maximum of 3% per year (plus

the annual guideline amount). However, if the maximum 3% per year has already been taken under the prior order, some or all of the rent increases in this order will be deferred until the rent increases in the prior order have been taken.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
2. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit
3. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 60 days of the date of this order.

May 8, 2026
Date Issued

John Russett

Dispute Resolution Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

Important Notes:

1. The Landlord may increase the rent charged by the ordered increase within the time period specified if at least 12 months have passed since the last rent increase or since the tenant moved in, and if the Landlord has given the Tenant at least 90 days proper Notice of Rent Increase. Any part of the ordered increase that is not taken within the time period specified cannot be added to subsequent rent increases in subsequent time periods.
2. If the Landlord has given the Tenant a Notice of Rent Increase for a rent increase that is less than the ordered increase, the Landlord may only take the rent increase set out in the Notice.
3. If the Tenant's rent is increased pursuant to the percentage increase ordered for capital expenditures and the same Tenant remains in the unit after the expiration of the weighted useful life for capital expenditures, then the rent will be reduced. Refer to Schedule 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 is 2.5%, for 2025 is 2.5% and for 2026 is 2.1%.

Schedule 1 - Units affected by this Order:

101	214	321
103	215	322
105	216	323
106	217	324
107	218	325
108	219	326
110	220	401
111	221	402
112	222	403
116	223	404
117	224	405
118	225	406
119	226	407
120	301	409
121	302	410
122	303	411
123	304	412
124	306	414
125	307	415
126	309	416
201	310	417
202	311	418
203	312	419
204	313	420
206	314	422
207	315	423
209	316	424
210	317	425
211	318	426
212	319	
213	320	

Schedule 2 - Tenants who are Affected by this Order:

Abhishek Soni, Kathan	Haaksman, Benjamin
Ada, Helen	Harmonie, Diakabana
Aden Kalmoy, Faduma	Hartman, Gabrielle
Agaba, Anthony	Hate, Mitesh
Ahmad, Adil	Huang, Qilong
Ahmed, Mariam	Hussein, Abdurahman
Ajaykumar Trivedi, Sneha	Ishimwe, Muriel
Aji, Serene	Jadav, Rutvik
Akec, Adut	Jaffe, Leah
Alfred, Courtney Diana	Jayakumar, Swathylakshmi
Asser, Olenga	Kabeya Bambi, Carine
Bansfield, Kanika	Kadima Kabeya, Nestorine
Bastien, Crystal	Kahanga, Mutula Ocean
Batamuriza, Carine	Kaur, Ghazaldeep
Bayes, Shannon	Kaur, Kulveer
Beaudoin, Maxine	Khan, Aryan
Bhasin, Daman	Kibambo, Naomie
Bhatt, Darshnil	Li, Shangda
Bhavika, Bhavika	Macow, Shata
Bhavya, Bhavya	Mahad, Ibrahim
Biju, Albin	Majaliwa, Papy
Binoy, Achsa	Mancic, Dimitrije
Bohn, Joseph	Martinez, Yannik
Bond, Amy	Mazambi, Patrick
Brar, Ounkar	Meethale Path, Adeeb Irshan
Cardona Bocanegra, Diego	Merkley, Glenn
Cazabon, Joanne-Marie	Merkley, Sheryl
Chacko, Robin	Mezengea, Tesfai
Chengbo, Shi	Mezenghie, Michael
Chooruthodiyil, Harshan	Millette, Sebastien
De Laat, Jane	Mohamed, Meraneh Ibrahim
De Roover, Matthew	Mohamed, Nadifo
Deruiter, Murdoch	Mohamud, Sahra
Desjardins, Mathieu	Mohanty, Sandeep
Diakite, Fathy	Mohsen, Ahlam
Diakite, Sira	Mukashyaka, Noella
DiMaurizio, Matteo	Mukenge, Deborah
Dutta, Kallol	Murali, Anirudh
Fagbohoun, Solange	Murekatete, Lea
Feng, Tianjiao	Murphy, Roger
Forrester, Hillary	Murphy, Sophie
Gajera, Miheer	Musabwasoni, Diane
Gardner-Jones, Esma	Ndodji Ndaloziwa, Jean
Gupta, Shailesh	Nepo Nizeyimana, Jean

Neville, Katie
Nimpore Ngoga, Emery Nimpore
Onana, Raphael
Panda, Kitela
Patel, Ekta
Pedwell, William
Pickard, Hayley
Pineda Fernandez, Cristopher
Polis, Griffin
Pope, Bryan
Porcari, Nicolas
Prabakar, Ajith
Prakash Duvva, Ravi
Province, Olivia
Rampariya, Ashish
Rana, Priyanka
Richardson, Justin
Rouleau, Elizabeth
Sabharwal, Sapan
Sadat Hosaini, Said Dawoud
Seneviratne, Henaraththettiarachchige
Sethi, Snowy

Singh, Inderpreet
Singh, Kulwinder
Skanes, Robyn
Sudheendran, Sruthin
Sutcliffe, Gregory
Taneja, Bhavya
Teklehaimanot, Shewit
tenasco, Gwen
Thattil, Jeswin
Uvarov, Maxim
Uwase, Laurielle
Visvanathan, Sinthujan
Waseem Kottakkaran, Mohamed
Weaver, Bradley
Wei, Yufan
Wilkins, Nathan
Xavier, Joseph
Yuan, Jinwei
Yusuf, Mohamed
Zahrane, Sofia
Zaidi, Farane

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is March 1, 2024.**

The Landlord may increase the rent charged for the units affected by this order by the total percentages set out below and within the time periods set out below. These percentage increases may be taken in addition to the annual guideline in effect on the increase date for the unit.

For the period March 1, 2024 to February 28, 2025			March 1, 2025 to February 28, 2026			
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
103, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
105, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
106, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
107, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
108, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
110, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
111, 1800 Baseline Road	2.70%	2.70%	0.00%	0.00%	12	2.70%
112, 1800 Baseline Road	2.76%	2.76%	0.00%	0.00%	13	2.76%
116, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
117, 1800 Baseline Road	2.76%	2.76%	0.00%	0.00%	13	2.76%
118, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
119, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
120, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
121, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
122, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
123, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
124, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
125, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
126, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
201, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
202, 1800 Baseline Road	2.76%	2.76%	0.00%	0.00%	13	2.76%
203, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
204, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
206, 1800 Baseline Road	2.70%	2.70%	0.00%	0.00%	12	2.70%
207, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
209, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
210, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%

For the period March 1, 2024 to February 28, 2025			March 1, 2025 to February 28, 2026			
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
211, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
212, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
213, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
214, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
215, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
216, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
217, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
218, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
219, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
220, 1800 Baseline Road	3.00%	3.00%	0.08%	0.08%	13	3.08%
221, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
222, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
223, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
224, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
225, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
226, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
301, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
302, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
303, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
304, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
306, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
307, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
309, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
310, 1800 Baseline Road	2.70%	2.70%	0.00%	0.00%	12	2.70%
311, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
312, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
313, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
314, 1800 Baseline Road	2.66%	2.66%	0.00%	0.00%	12	2.66%
315, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
316, 1800 Baseline Road	2.70%	2.70%	0.00%	0.00%	12	2.70%
317, 1800 Baseline Road	2.70%	2.70%	0.00%	0.00%	12	2.70%
318, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
319, 1800 Baseline Road	2.76%	2.76%	0.00%	0.00%	13	2.76%
320, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%

For the period March 1, 2024 to February 28, 2025			March 1, 2025 to February 28, 2026			
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
321, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
322, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
323, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
324, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
325, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
326, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
401, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
402, 1800 Baseline Road	2.70%	2.70%	0.00%	0.00%	12	2.70%
403, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
404, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
405, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
406, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
407, 1800 Baseline Road	2.76%	2.76%	0.00%	0.00%	13	2.76%
409, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
410, 1800 Baseline Road	2.76%	2.76%	0.00%	0.00%	13	2.76%
411, 1800 Baseline Road	2.70%	2.70%	0.00%	0.00%	12	2.70%
412, 1800 Baseline Road	2.70%	2.70%	0.00%	0.00%	12	2.70%
414, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
415, 1800 Baseline Road	2.76%	2.76%	0.00%	0.00%	13	2.76%
416, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
417, 1800 Baseline Road	2.70%	2.70%	0.00%	0.00%	12	2.70%
418, 1800 Baseline Road	2.76%	2.76%	0.00%	0.00%	13	2.76%
419, 1800 Baseline Road	2.76%	2.76%	0.00%	0.00%	13	2.76%
420, 1800 Baseline Road	3.00%	3.00%	0.12%	0.12%	13	3.12%
422, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
423, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
424, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
425, 1800 Baseline Road	3.00%	3.00%	0.25%	0.25%	13	3.25%
426, 1800 Baseline Road	2.76%	2.76%	0.00%	0.00%	13	2.76%

Schedule 4 - Rent Reduction related to Capital Expenditures:

A. Date of Rent Reduction

If the Tenant's rent is increased based on capital expenditures during the period 2024 then:

The date of the rent reduction will be the day before:

- the date of the Tenant's first rent increase under this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in Schedule 3).

Example:

If the Tenant's rent was increased on June 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on May 31, 2031.

If the Tenant's rent was *not* increased based on capital expenditures during the period 2024 but was increased during the later periods set out in the order then:

The date of the rent reduction will be the day before:

- the First Effective Date of Rent Increase in this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in Schedule 3).

Example:

If the first effective date of increase in this order is April 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on March 31, 2031.

B. Amount of Rent Reduction

If the Tenant's rent is increased by the total percentage increase set out in this order then:

The rent must be reduced by the total percentage increase set out in this order for capital expenditures.

If the Tenant's rent is *not* increased by the total percentage increase set out in this order then:

The rent must be reduced by an amount determined in accordance with the prescribed rules which may be equal to or less than the total percentage increase set out in this order for capital expenditures.